



# TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania  
Founded: 1723

BOARD OF SUPERVISORS

Helen B. Haun  
John A. Bodden, Sr.  
William B. Jones, III  
A. James Scanzillo  
Gregory T. Hood

Eileen M. Bradley  
Township Manager

NEW BRITAIN TOWNSHIP

## NEW BRITAIN TOWNSHIP SUBDIVISION & LAND DEVELOPMENT APPLICATION

5/24/19

DATE RECEIVED

5/17/19

~~11/30/2018~~

- Date of Application 5/24/19 2. Date of Plan or Revision 5/17/19  
~~11/30/2018~~
- Application for: Fee Paid  
 Subdivision  Sketch Plan  Lot Line Change  
 Land Development  Preliminary Plan \$1,900  Minor Subdivision  
 Final Plan
- Name of Subdivision or Land Development 98 Railroad Avenue Subdivision
- Location 98 Railroad Avenue, Chalfont, PA 18914
- Tax Parcel No. 26-001-112 Total Acreage Gross 19.54 Net 10.77
- Net Buildable Site Area (from Section 2401) 7.66 Acres
- Zoning Requirements: District SR-2 Minimum Lot Size 2 Acres  
 Maximum Density 0.52 unit/acre Yards: Front 50 Feet Side 25 Feet Rear 75 Feet
- Number of Lots or Dwelling Units 5
- Equitable Owner of Record of Land Jamp Development, LLC C/o Matthew Piotrowski  
 Address 217 Delmont Avenue, Warminster, PA 18974 Phone 215.675.2099
- Applicant Matthew Piotrowski (same as owner)  
 Address 217 Delmont Avenue, Warminster, PA 18974 Phone 215.675.2099
- Registered Engineer or Surveyor Kristin Holmes / Holmes Cunningham Engineering  
 Address 350 E. Butler Ave, Suite 106, New Britain, PA Phone 215-586-3330  
18901

This is to certify that I have read Article V of the New Britain Township Subdivision and Land Development Ordinance and that the accompanying plan meets the requirements of that Article to the best of my knowledge.

Signature of Applicant

Signature of Registered Engineer or Surveyor



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## NEW BRITAIN TOWNSHIP SUBDIVISION & LAND DEVELOPMENT PLAN SUBMISSION CHECKLIST

5/24/19

DATE RECEIVED

Date of Application 5/24/19

app. fee \$1900 - CHK 1536  
- REC 7924

Subdivision/Land Development Name 98 Railroad Avenue Subdivision

ESUROW - \$10,000

Address of Property 98 Railroad Avenue, Chalfont, PA 18914

- CHK 1537  
- REC 7925

Owner(s) Name Jamp Development, LLC c/o Matthew Piotrowski

Applicants Name same

Tax Map Parcel Number 26-001-112

### **Plan Sets – Folded to 8½ x 11: (18 Total)**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> NBT Planning Commission – 7 copies  | <input checked="" type="checkbox"/> NBT File – 3 copies          |
| <input checked="" type="checkbox"/> NBT Board of Supervisors – 5 copies | <input checked="" type="checkbox"/> Township Engineer – 2 copies |
| <input checked="" type="checkbox"/> Fire Marshal – 1 copy               |  |

**Plan Sets for Outside Agencies – Folded to 8½ x 11:** The applicant must show proof of submission to the outside agencies listed below (stamped copy or cover letter and copy of application form). The following plan sets are subject to the requirements of the outside agency and ***must be submitted to the outside agency by the applicant.***

- Bucks County Planning Commission (1 copy)
  - Bucks County Conservation District (1 copy)
  - Water Authority – North Penn, North Wales, Aqua (1 copy)
  - Chalfont New Britain Joint Sewer Authority (3 copies)
- OR**
- Bucks County Department of Health (1 copy)

**APPLICATION FORMS & FEES TO BE SUBMITTED TO THE TOWNSHIP.** All Applications must include these items or the application will be considered administratively incomplete and returned to the applicant.

- New Britain Township Subdivision and Land Development Application (1 signed original)
- Filing Fee according to the most current Fee Schedule adopted by Resolution
- Escrow Fee according to the most current Fee Schedule adopted by Resolution
- Contract for Professional Services Agreement (3 signed originals)
- Application to Bucks County Planning Commission (provide proof of submission)
- Application to Bucks County Conservation District (provide proof of submission)
- Applicant Plan Submission Checklist (it is recommended that this item be completed by the applicant's professional engineer or land surveyor)
- Stormwater Management Report (2 copies)
- PADEP Sewage Facilities Planning Module Application/Mailer (Original and 2 copies)
- If applicable – Traffic Impact Study (2 copies)
- If applicable PADOT Highway Occupancy Permit Plan/Application ( 2 copies)
- If applicable – Community Impact Assessment Report (4 copies)

Reviewed By \_\_\_\_\_  
New Britain Township Zoning Officer

Date \_\_\_\_\_

*All fees or contribution in lieu of shall be payable to New Britain Township. All plan sets, applications and forms shall be submitted directly to New Britain Township.*

The attached checklist is provided for the applicant as a guideline to assist in the submission process. All applications must include these items or the application will be considered administratively incomplete and returned to the applicant.

## APPLICANT'S CHECKLIST AND SUBMISSION PROCEDURES

**IMPORTANT:** *It is recommended that this item be completed by the applicant's professional engineer or land surveyor.*

Please use the following checklist as a guideline for application submission. If applicable, the Township and Township Engineer will look for these items in your application. Failure to provide an applicable item may delay acceptance of the application and plan approval. Please be advised that final approval will not be granted by the Township unless final approvals are granted by the appropriate water and sewer authorities.

**Note: Maximum Record Plan Sheet Size 24" x 36"**

Item	Code*	Applicant Comments
✓ Type of Water Supply (Public or Private)	P	Public water
✓ Type of Sewage Disposal Facilities (Public or Private)	P	Private on-lot septic
✓ PADEP Sewage Facilities Planning Module Application/Mailer	A	
✓ List of Waivers/Variances/Special Exceptions on Record Plan	N/A	
✓ Letter of Requested Waivers with Justification	N/A	
✓ Provide 5 Signature Lines on the Record Plan for Board of Supervisors	P	
✓ Indicate Zoning Data Chart on Record Plan (required and proposed dimensions)	P	
✓ Indicate Parking Requirements on Record Plan (required and proposed spaces)	P	
✓ Indicate proposed Use Designation on Record Plan	P	
✓ Indicate Site Capacity Calculations on Record Plan	P	
✓ Adjoining Property owner names and Tax Map Parcel Numbers	P	
✓ Soil Erosion and Sediment Control Plan	P	
✓ Utility Plan	P	
✓ Landscape and Lighting Plan (show street trees, buffer plantings, lighting locations, isolux lines)	P	
✓ Stormwater Management Plan	P	
✓ Wetlands Certification on Record Plan	P	
✓ PADOT Permit Application/Plan	P	
✓ Existing and Proposed Easement, Right-of-Way or Other restrictions on the Property	P	

\*A-Noted on Application    P-Noted on Plan Sheet    N/A – Not Applicable    W – Noted on List of Waivers



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## NEW BRITAIN TOWNSHIP 90-DAY REVIEW PERIOD WAIVER

I/We, the applicant, understand that the time necessary for adequate review of this application and plans for compliance with current Zoning and Subdivision and Land Development Ordinances, including reviews of any revised plans, may exceed the 90-day review period stipulated under the Municipalities Planning Code.

In recognition of the above, I/we hereby waive the 90-day review period, with the understanding that I/we may revoke this waiver at any time in the future, upon 30-day written notice to the New Britain Township Zoning Office.

Signature of Applicant *Mark V. Paul*

Date 18 JAN 2019

Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_